

March 10, 2015



Talbot County Planning Commission
Final Decision Summary

Thursday, February 5, 2015 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

Attendance:

Commission Members:

Thomas Hughes
William Boicourt
Michael Sullivan
Paul Spies
Jack Fischer

Staff:

Mary Kay Verdery, Planning Officer
Jeremy Rothwell, Planner I
Martin Sokolich, Long Range Planner
Carole Sellman, Recording Secretary

1. Call to Order—Commissioner Hughes called the meeting to order at 9:03 a.m.

2. Old Business

a. Comprehensive Plan

Commissioner Hughes stated that the public hearing had been closed. This meeting was to consider the edits as a result of public hearings and hopefully make recommendation on a draft to forward to the County Council.

Mr. Sokolich presented the Commission with a list of particulars worked on yesterday.

Item 1 the block on the western edge of St. Michaels to be returned to Countryside Preservation, all agreed to that. A draft letter to the St. Michaels Planning Commission needs to be prepared. Send the draft to everyone and Mr. Hughes will come in to sign.

Item 2 broadband and cell tower.

Item 3 to amend the Longwoods map to remove areas along the road south of Forest Landing with easement (A & B) only one covered by easement.

Item 4 Deleting policy 9.9 from Chapter 9.

Item 5 include soil map, will leave to staff, take word characteristics out.

Item 6 to put policy 2.21 that was in the previous draft back in, to maintain the Countryside Preservation area.

Item 7 to amend policy 6.20 to say fully inspected (take out pump out).

Item 8 Change paragraph on page 2.11 about infill in villages.

Item 9 Incorporate suggestions to economic development chapter.

Item 10 Put back History page in front 1-3 to 1-5 in 2005 plan, verbatim. It was discussed that this information is in the new Comprehensive Plan but spread out. This History will be put in and renumbered Labeled 2015.

Item 11 Put an identification box on the Village Chart, move to top of box to make it more clear. Edit out the bottom part, Union Village, etc. and identify to make it more clear.

Item 2 - Cell Towers:

Page 3-11, add language

Fischer suggested to change 4-26 to: "The County should consider the feasibility of establishing broadband...."

The County should advocate and support state and federal efforts toward establishing broadband as a public utility.

Commissioner Spies suggested to put in a second sentence for this to be done as soon as economically feasible.

Support Commissioner's Boicourt's paragraph 4.25.

The County should actively pursue all avenues, including mechanisms to partner with cellular communications providers, to provide full 911 coverage throughout the region.

Move revised 7.6 up to 4.28, change "should" to "shall" - "The County shall seek mechanisms...."

New 7.2 - To be competitive the County shall seek mechanisms to supply the necessary broadband service with the objective of delivering efficient and equitable access to this service for commercial development, telecommuting, workforce development and community well being.

7-6, item f. First paragraph remains. Cut second paragraph and substitute: "Talbot County is at risk of falling behind ... and ends with developing high speed broadband network.

Commissioner Sullivan suggested Page 7-7, last paragraph, last sentence, the County shall seek strategic partnerships to build the infrastructure to connect uses to the broadband network.

Ryan Showalter's policies:

7.1 not to be used

7.2 already handled

7.3 already done

7.4 already done

Commissioner Hughes stated all of these topics are already covered in other places in the plans.

Mr. Sokolich policy 7.9 not sure if we had any sites to qualify for participation of brown field revitalization program.

New 7.8 - As part of an integrated economic development effort, the County will support the development of alternative crops and markets and the expansion of value added agricultural related enterprises and agri-tourism.

There was a discussion of including the language that "The Office of Economic Development will be responsible for some inventory numbers". Commissioner Hughes felt that the Office of Economic Development should know how much industrially zoned land there is, how much commercially zoned land, how much vacant commercial space. Ms. Verdery stated she believed they did that as part of their service to the community.

7.13 The Office of Economic Development shall track and monitor the market needs, building and land inventories and opportunities for retail space.

7.3 Commercial and Industrial

Insert Showalter's 7.15 without the word aggressively.

Commissioner Hughes reviewed the items discussed:

1. Yellow box to green and draft letter to St. Michaels Planning Commission
2. Broadband and cell tower - changes made to text
3. Amend Longwoods

4. Deleted Policy 9.9
 5. Soils Map to come
 6. Putting back in old 2.21 about maintaining Countryside Preservation
 7. Amending Arms length regarding inspecting, not pumping out
 8. Village Center Paragraph
 9. Economic Development Chapter
 10. Putting the History back in and updating page numbers
 11. Chart cut off bottom
 12. Broadband changes
 13. Reworded 7.7 rewording regarding inventory
 14. Removed paragraph in upper left corner and edited remaining paragraph
 15. New item 7.8 per Showalter's suggested language regarding agricultural alternative crops and markets.
 16. 7.13 per Showalter memo regarding Economic Development office with edits
 17. 7.3 add commercial and industrial
 18. Cut existing policy and replaced with Showalter's 7.15 except took out work aggressively.
- Discussion of the A and B parcels along Longwoods road. Commissioner Sullivan suggested leaving part of A in. After discussion it was determined not to change the map at number 3.
- Commissioner Fischer stated that there were a number of amendments with lengthy changes. He stated he would be uncomfortable approving the plan without seeing the final changes.
- Ms. Verdery stated they will get copies of the changes. They will be given the opportunity to make amendments.

Ms. Verdery thanked everyone who had participated and contributed with this project, especially the Planning Commission members.

Commissioner Hughes stated this is the second one of these he has been through. He discussed the first Comprehensive Plan process he participated in. It was decided this would not be a rewrite, it would be a review. What we have is a draft that will go to the County Council that is a continuation of the 2005 Comprehensive Plan; 90% of the Plan easily is the same, the other 10% is additions or changes necessitated by Maryland Law. He is hoping that when this Plan gets to the Council we will have the opportunity to explain it to the Council. Commissioner Hughes also thanked everyone.

Commissioner Fischer moved to recommend to the County Council to accept the Draft 2015 Comprehensive Plan, as submitted with the eighteen amendments made the 5th day of February, 2015, in response to public comment; the Planning Office, in consultation with and subject to the approval of the Talbot County Office of Law, may make non-substantive corrections to the codification, style, capitalization, punctuation, grammar, spelling, and any internal or external reference or citation included in the draft Comprehensive Plan, as recommended to the County Council, that are incorrect or obsolete, with no further action required by the Planning Commission, contingent upon review of the updated draft. The Planning Commission urges that joint Comprehensive Plan work sessions with the Planning Commission and the County Council be scheduled to provide opportunities for dialogue related to the contents of the document as recommended. Commissioner Spies seconded the motion. The motion carried unanimously.

3. Staff Matters

4. Commission Matters

5. Adjournment

Commissioner Boicourt moved to adjourn, Commissioner Spies seconded.

Commissioner Hughes adjourned the meeting at 11:35 a.m.